



THIS SPACE RESERVED FOR RECORDER'S USE

2013-002802
Klamath County, Oregon
03/15/2013 09:50:05 AM
Fee: \$47.00

After recording return to:

Deborah N. Powell

P.O. Box 68

Merrill, OR 97633

Until a change is requested all tax statements
shall be sent to the following address:

Deborah N. Powell

P.O. Box 68

Merrill, OR 97633

Escrow No. MT96669-CT

Title No. 0096669

SWD r.020212

STATUTORY WARRANTY DEED

Monica Jones,

Grantor(s), hereby convey and warrant to

Deborah N. Powell,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$35,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

477777

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 12th day of March, 2013.

Monica Jones
Monica Jones

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 12, 2013 by Monica Jones.

Cherie F. Treasure

(Notary Public for Oregon)

My commission expires

6/17/2016



EXHIBIT "A"
LEGAL DESCRIPTION

A portion the W1/2 S1/2 N1/2 SE1/4 SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being known as Tract K of Bowman Tracts, in the City of Merrill, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies East along the section line a distance of 1672.5 feet, and North 0° 02' West along the center line of McKinley Street, a distance of 762.5 feet and East a distance of 171.75 feet, from the iron monument which marks the Southwest corner of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, and running thence East a distance of 115.75 feet to an iron pin; thence North 0° 02' West a distance of 62.5 feet to an iron pin; thence West 115.75 feet to an iron pin; thence South 0° 02' East a distance of 62.5 feet, more or less, to the point of beginning.